

# LEGACY SHOPPES AT JEFFERSONVILLE

1439 E 10TH ST, JEFFERSONVILLE, IN 47130



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover an exceptional leasing opportunity at the newly rebranded Legacy Shoppes at Jeffersonville. Benefiting from a prime location with daily traffic of 22k+ vehicles, this property recently completed a full-scale remodel. Join a vibrant retail hub alongside national tenants such as Oak Street Health and Sherwin-Williams. With unmatched visibility, up to 36,000 SF of available space, convenient accessibility, and a fresh, modern design, this revitalized center offers an ideal location for businesses looking to thrive and establish a strong presence in the Jeffersonville market.

### PROPERTY HIGHLIGHTS

- Prime location on E 10th St with +22k traffic counts
- Current national tenants include Oak Street Health and Sherwin-Williams
- Abundant parking for tenants, customers, and employees
- Versatile space suitable for both restaurants and retail

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	28
Available SF:	744 - 17,122 SF
Lot Size:	12.8 Acres
Building Size:	177,314 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	31,109	95,074	265,272
Total Population	67,833	210,016	616,483
Average HH Income	\$68,166	\$73,559	\$80,862

### TRAFFIC COUNTS

22,133 Vehicles Per Day



**Matthew Hill**

Regional Director

matt.hill@legacypro.com  
513.640.3764



**Eddie Mendizabal**

Senior Leasing Agent

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## BEFORE AND AFTER PHOTOS



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209 Powell Place, Brentwood, TN 37027

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## SITE PLAN



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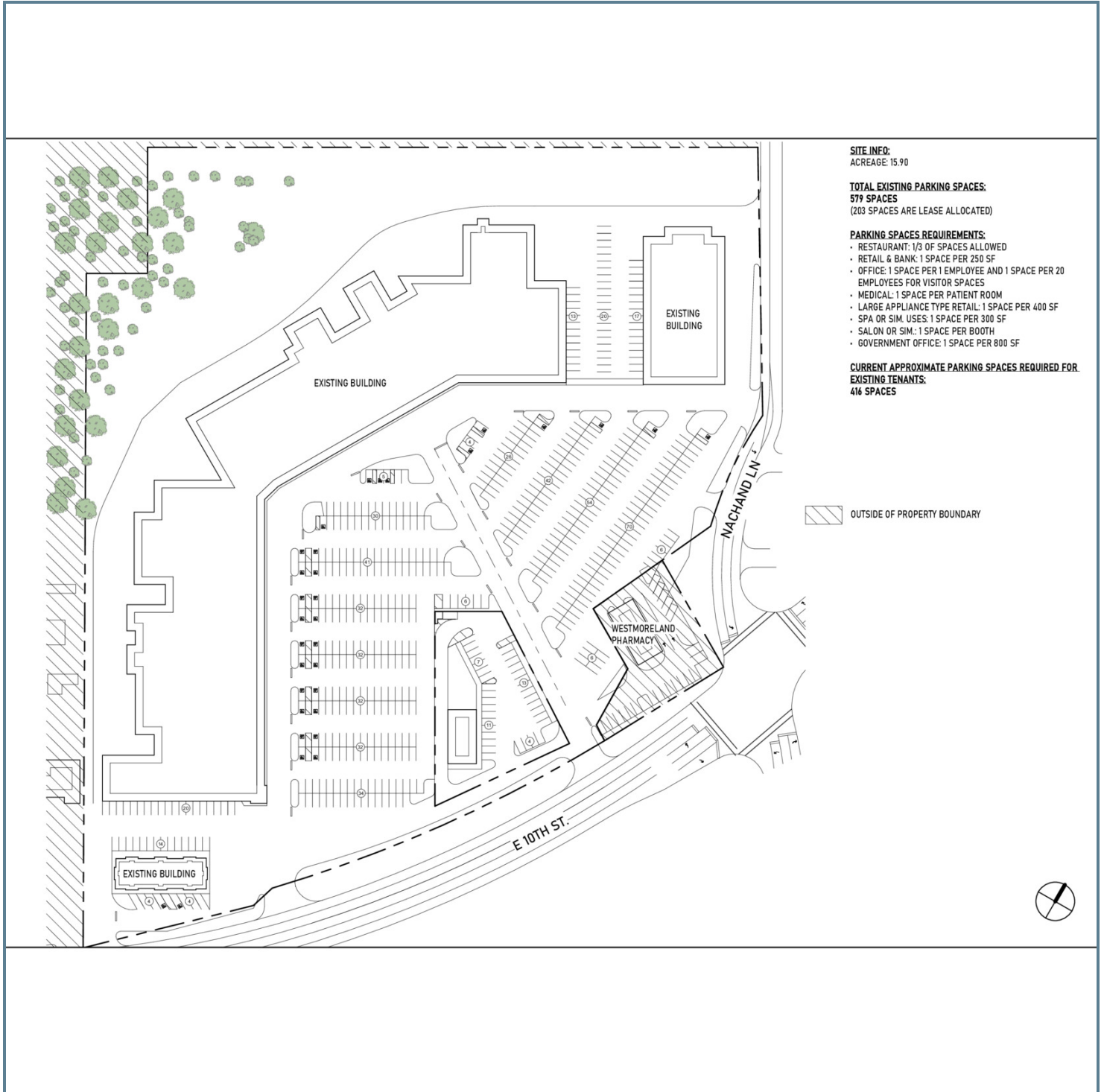
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## RETAILER MAP



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	744 - 36,007 SF	Lease Rate:	Contact Broker for Pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Legacy Shoppes at Jeffersonville Suite 1023	Available	3,000 - 7,371 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1025	Available	3,000 - 7,411 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1425	Available	17,000 - 36,007 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1429	Available	2,616 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1431	Available	1,500 - 5,523 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1433	Available	1,500 - 3,037 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1435	Available	1,500 - 5,727 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1443	Available	2,384 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1413	Available	767 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1411	Available	744 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1409	Available	744 SF	NNN
Legacy Shoppes at Jeffersonville Outlot B	Available	0.41 Acres	Ground Lease
Legacy Shoppes at Jeffersonville Outlot A	Available	0.7 Acres	Ground Lease



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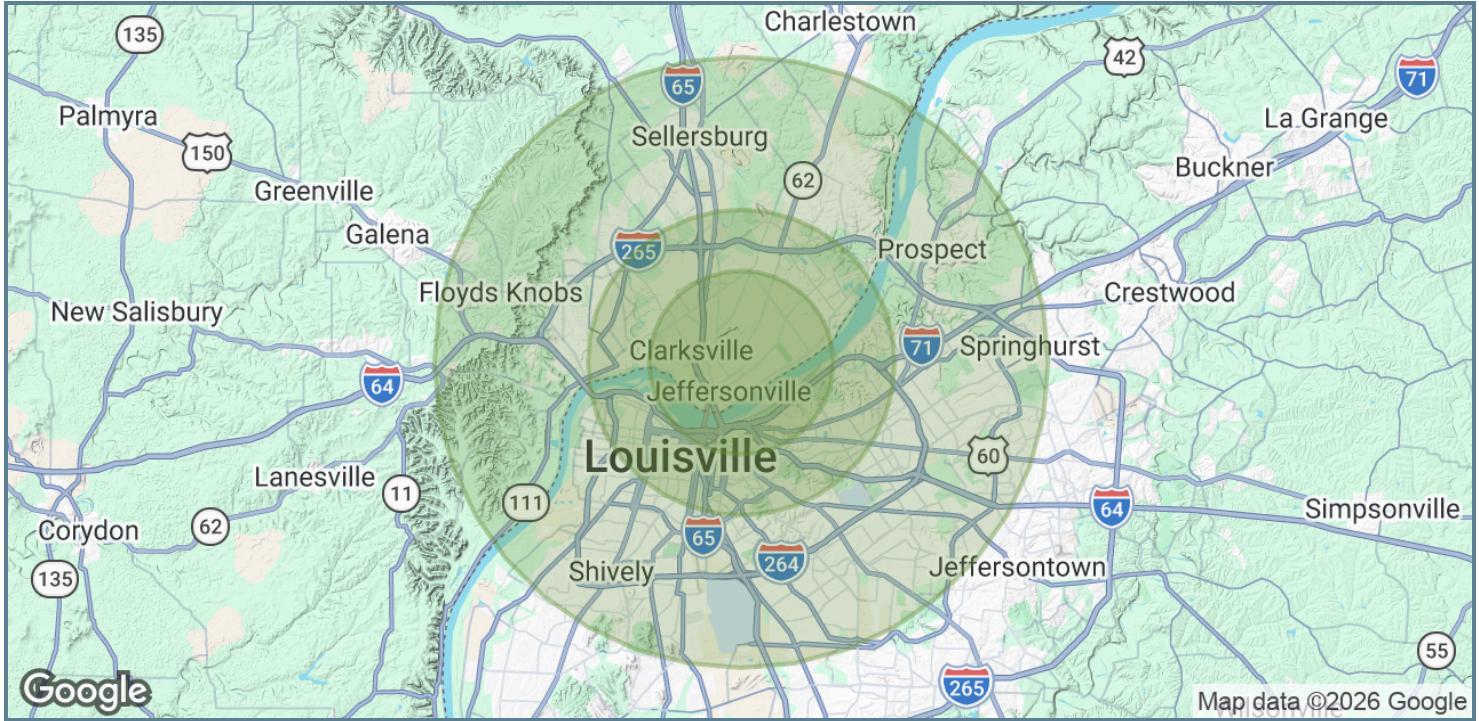
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	67,833	210,016	616,483
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,109	95,074	265,272
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,166	\$73,559	\$80,862
Average House Value	\$224,242	\$292,719	\$294,529



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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

